



21 Burlington Avenue
York, YO10 3TF
Guide Price £220,000

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A LOVELY TWO BEDROOM END TOWN HOUSE WITH GARAGE AND LARGE REAR GARDEN SET JUST OFF MELROSEGATE WITHIN EASY REACH OF THE CITY CENTRE. The wonderful property has a cottage feel and would make an ideal first time buy or investment. Providing bright and well presented accommodation it comprises entrance hall, large lounge, dining kitchen, two good sized bedrooms and a three piece bathroom suite. To the outside is a lovely, lawned rear garden. An internal viewing is highly recommended.

Entrance Hall

Lounge

16'9 x 11'5 (5.11m x 3.48m)

Kitchen

14'8 x 8'0 (4.47m x 2.44m)

Rear Lobby

Bathroom

First Floor Landing

Bedroom 1

15'0 x 12'9 (4.57m x 3.89m)

Bedroom 2

14'8 x 8'0 (4.47m x 2.44m)

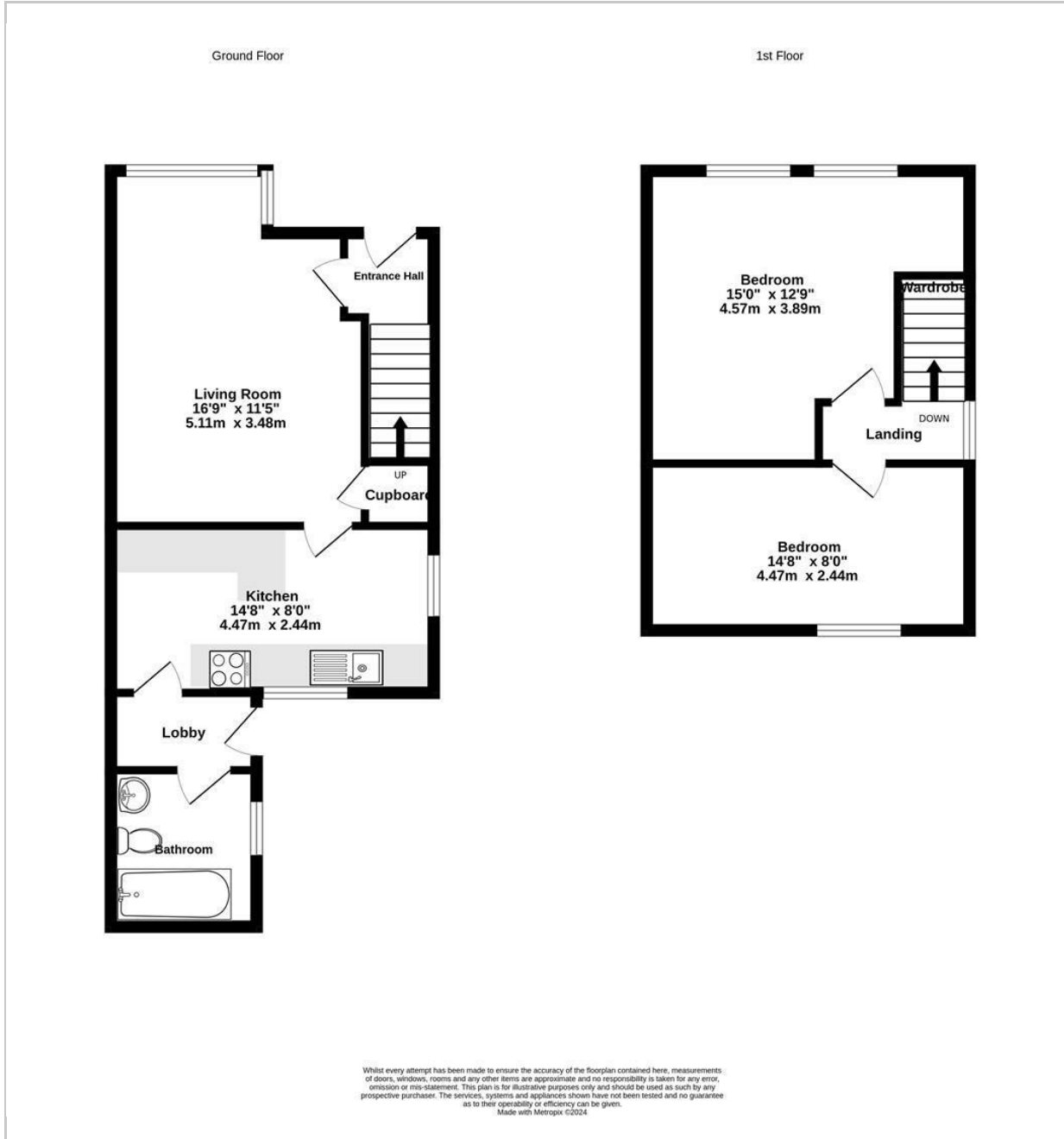
Rear Garden

Garage

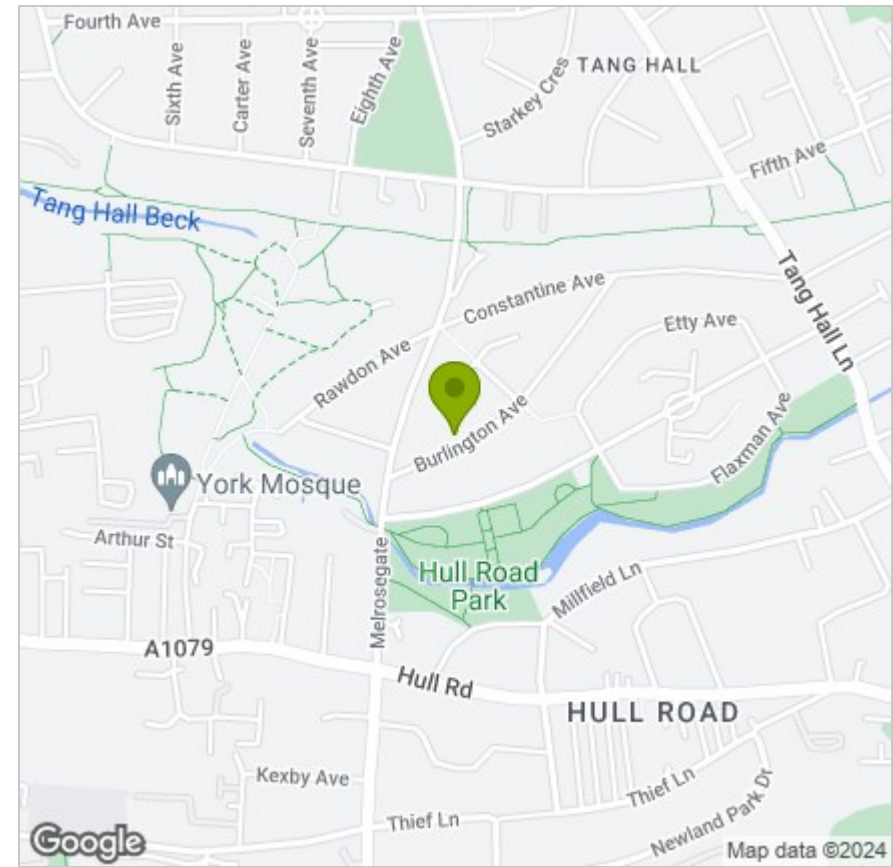




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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